



## WATERVILLE PLANNING BOARD MINUTES

DATE OF MEETING: August 24, 2021

VENUE: The Elm, 21 College Avenue, and via Webinar

MEMBERS PRESENT: x Samantha Burdick, Chair  
x April Chiriboga  
x Tom DePre  
x David Johnson  
x Hilary Koch  
x Uria Pelletier  
x Bruce White

STAFF PRESENT: Ann Beverage, City Planner  
Alli Brochu, Administrative Assistant

### MINUTES:

Tom DePre made a motion to approve the minutes of the August 2, 2021, meeting. April Chiriboga seconded. Vote 7-0 in favor.

#### ITEM 1: Waterville Public Schools is requesting Informal Preapplication Review for a 10,000 square foot storage building to be constructed at Waterville Junior High, at 100 West River Road.

Engineer Jeff Allen with A. E. Hodsdon Consulting Engineers told the Board that Waterville Public Schools intends to construct a 10,000 square foot storage building at the Junior High. It will be built at the end of the parking lot, replacing the ropes course. The structure will be used to store furniture removed to facilitate spacing of students for COVID safety, and it will be funded with federal COVID relief funds.

Construction is expected to begin as soon as the City rezones the site from Resource Protection to Residential-B and the Planning Board approves the final site plan.

#### ITEM 2: Anthony Civitello is requesting Preliminary and Final Plan Review for a five-lot subdivision on Evergreen Drive, in accordance with Articles 8 and 9 of the Subdivision Ordinance.

Engineer Jeff Allen with A. E. Hodsdon Consulting Engineers presented plans for a 5-lot subdivision of lot 2 of the plan of Ridgewood Heights Condominiums on Evergreen Drive, Assessor Map 32, Lot 62.

This revision to a previously approved plan requires a modification of the DEP Site Location of Development Act (SLODA) permit. Purchasers of these five lots wanting to build homes also will need DEP approval.

Neighbors Kathleen Kelly of 304 Evergreen Drive and Carl Daiker of 316 Evergreen Drive told the Board that visibility on the curve of Evergreen Drive is very poor, making it dangerous to walk there. Mr. Allen stated that this development will be on the outside of the curve which has better visibility than the currently developed side of the street.

#### ACTION:

Tom DePre made a motion to approve the subdivision with the following conditions:

#### STORM DRAINAGE SYSTEM:

- a There currently are no planned connections to the Waterville Sewerage District (WSD) storm drainage system, so no permit from the District is required.

#### SANITARY SEWER:

1. A permit fee [\$250] and a “Ready to Serve” fee [\$480] will be required for each new sanitary connection.
2. All sanitary sewerage work shall comply with the construction standards and specifications of WSD.
3. All new sanitary sewer services must be air tested in accordance with the District’s standards under the observation of WSD. Air testing of each service is required prior to connecting to WSD’s sanitary system. If the test is completed by WSD personnel, the fee is \$106. If the test is completed by the contractor, it must be done under the observation of WSD personnel, and there is no fee.

#### WATER:

Each building built will require its own distinct water service. That service and meter will need to be sized by Kennebec Water District (KWD).

David Johnson seconded. Vote: 7-0 in favor.

For additional information, please see the minutes of the July 12, 2021, Planning Board meeting.

ITEM 3: Public hearing on a request by BACAS to rezone 72 Pleasant Street and 5 Middle Street (Assessor Map 48, Parcels 197, 201, 201-1, and 201-2) from Residential-D (R-D) and Residential-B (R-B) to Contract Zoned District/Commercial-A (CZD/C-A). The request is to allow for the conversion of the former Sacred Heart Church to an events center as well as commercial use of the office building and continued residential use of the rectory. This review is in accordance with Section 7.1 of the Zoning Ordinance.

Board members discussed proposed uses of the three buildings on the property and how each was or was not consistent with the goals of the City’s comprehensive plan and permitted and

existing uses of the property, as required in Section 5.18 Contract Zoning of the Zoning Ordinance.

#### Church As Events Center

David Johnson and Samantha Burdick agreed that use of the church as an events center does not conform with the comprehensive plan (housing and demographics sections) regarding the proposed hours of operation, the sale of alcohol, and increased traffic and on-street parking. It does not support neighborhood groups, either the neighbors who have banded together in opposition to the proposed events center or the wishes of the Methodist Church across the street. Furthermore, they stated that serving alcohol and keeping late hours at the events center would be inconsistent with existing and permitted uses, homes and churches.

April Chiriboga presented her review of all properties that the City has rezoned from residential zones to Commercial-A contract zones. None of the new uses remain open past 8:00 p.m. or serve alcohol. None are eating establishments or places offering dancing or entertainment.

#### Church Office Building

David Johnson stated that office use of the former church office, which was an accessory use to the church, does not conflict with the comprehensive plan (demographics and local economy sections) which supports new business opportunities. Commercial offices are, however, inconsistent with uses permitted in the Residential-B zone and would not comply with home occupation regulations.

#### Rectory

David Johnson said that continued use of the rectory for housing is consistent with the comprehensive plan (demographics and housing sections) and with the former and permitted uses of the building in the Residential-D zone.

Jennifer Bergeron told the Board that BACAS is considering alternative development plans and currently is in discussions with Starfish Village and the Waterville Area Soup Kitchen. She asked to withdraw the rezoning request.

#### **ACTION:**

Samantha Burdick made a motion to accept the withdrawal of the request for rezoning. David Johnson seconded. Vote: 7-0 in favor.

For additional information, please see the minutes of the May 17, June 7, July 12, July 26, and August 2 Planning Board meetings.